

**MILLSTONE TOWNSHIP  
PLANNING BOARD  
MEETING MINUTES  
MARCH 13, 2019**

At 7:30p.m., Mr. Newman called the meeting to Order.

The Secretary read the Adequate Notice and the additional Noticing required by the Township.

Salute to the Flag.

**Roll Call:** Present: Arpaia, Beck, Ferro, Grbelja, Newman, Oxley Pado, Pinney and Ziner.  
Absent: Masci, Pepe and Curtis

Chairman Newman presented Deputy Mayor Grbelja with a Certificate of Appreciation recognizing her perfect attendance for 2018.

**APPROVAL OF MEETING MINUTES: February 13, 2019**

The Board having reviewed the Meeting Minutes and any changes having been made, Chairman Newman asked for a Motion from an eligible member and a Second.

Committeeman Ferro made the Motion to approve the Meeting Minutes and Mr. Beck offered a Second: Roll Call Vote: Ferro, Beck, Oxley, Newman and Arpaia voted yes to approve.

**PUBLIC COMMENT PORTION:** At 7:34 p.m., Chairman Newman opened the Meeting to the public for any public comment they may have for the Board to consider this evening. Seeing none, he closed the public comment portion at 7:34 p.m.

**REVIEW AND RECOMMEND:**

**ORDINANCE 19-01**

**ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE XIII, (GUARANTEES AND INSPECTIONS), SECTION 13-2 (PERFORMANCE GUARANTEES REQUIRED), SECTION 13-3 (INSPECTIONS), SECTION 13-4 (DEVELOPERS AGREEMENT AND SECTION 13-5 (RELEASE OF GUARANTEES) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.**

This ordinance revises the Land Use Ordinance provisions for Performance Guarantees, Inspections and Maintenance Guarantees to reflect recent amendment to the state Municipal Land Use Law, N.J.S.A. 40:55D-1 et. seq.

Engineer Shafai provided an overview of the Ordinance stating that the State of New Jersey passed a law in 2018 that requires each town to revise their bonding requirements for site plans subdivisions. Before the law we use to bond on all aspects of the site plans and subdivisions. Now, we do not bond for private parking lots and roads. We still inspect those and they do not

receive their certificate of occupancy until they are done properly, but they do not have to bond for those private items. Developers have to bond for safety and stabilization items still.

Attorney Steib advised the Board that the reason the Ordinance is before them for their review and comment is because the MLUL requires that when the Governing Body makes a change in the Zoning Ordinance they must refer it to the Planning Board to find that the change is consistent with the Master Plan. Attorney Steib stated that in this case the Master Plan states that we should comply with the Municipal Land Use Law and this Ordinance which brings us into compliance.

Chairman asked for a Motion and a Second. Mr. Arpaia made a Motion and Ms. Pinney offered a Second finding the Ordinance to be consistent with the Master Plan. Roll Call Vote: Arpaia, Pinney, Beck, Grbelja, Ferro, Pado, Oxley, Ziner and Newman voted yes.

The Board will provide its consistency to the Township Committee.

**OLD BUSINESS:** Attorney Steib offered an update on Mt. Laurel. He advised that the Township were scheduled for a Fairness Hearing that has been changed to a case management conference and he explained why. The Fair Share Housing has dragged their feet and we are pushing them to reach an agreement. We would like this to happen prior to the case management conference. The thrust of the case management conference is what needs to be done to get an Agreement in place to move onto the Fairness hearing.

Seeing no further new business or old business, Chairman Newman made the Motion and Deputy Mayor Grbelja offered a Second and unanimous vote, the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Pamela D'Andrea